



OFFICE OF: ADMINISTRATIVE SERVICES DEPARTMENT

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February 15, 2018

Municipal Securities Rulemaking Board  
1900 Duke Street Suite 600  
Alexandria, VA 22314

Trustee:

Georgina Estrada  
The Bank of New York Mellon Trust Company, N.A.  
400 S. Hope Street, Ste. 400  
Los Angeles, CA 90071

Dissemination Agent:

City of Corona  
400 S. Vicentia Ave., Suite 320  
Corona, CA 92882-2187

**Subject: Secondary Market Disclosure  
\$29,550,000 Redevelopment Agency of the City of Corona  
2007 Tax Allocation Bonds, Taxable Series A  
Merged Downtown and Amended Project Area "A"  
CUSIP # 219703**

Attached is the Annual Report as required per Section 4 of the Continuing Disclosure Agreement dated July 01, 2004 in connection with the issuance of the above referenced bonds.

The Annual Report is comprised of the following information, as of June 30, 2017:

Per Section 4:

A. Audited Financial Statements as of June 30, 2017- [Comprehensive Annual Financial Report](#)

B. (i) Ten largest property tax payers in the Project Area - Table 2

(ii) Annual assessed valuations	\$ 2,775,527,626
Tax increment values <sup>(1)</sup>	\$ 2,425,240,139
Tax revenues collected in the Project Area <sup>(1)</sup>	\$ 15,080,919 <sup>(2)</sup>

Coverage ratio of Tax revenue to debt service on Bonds and all parity debt:	
Current year annual debt service	2,067,050
Debt service coverage	340.8%

(iii) Property tax appeals - Table 1

- (1) The Redevelopment Agency of the City of Corona was dissolved as of February 1, 2012. The City of Corona elected to become the Successor Agency of the former Redevelopment Agency. The amount reflected as tax revenue collected in the current Fiscal Year and added to the cumulative amount of tax increment received by the Agency, was the total amount available for debt service and other obligations of the Agency, not the amount actually received.*
- (2) Gross Tax Increment includes supplemental tax increment.*

Per Section 5:

Significant Events – None

If you have questions related to this Annual Report of the City of Corona, please contact me.

Sincerely,

DocuSigned by:

*Patricia Song*

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Patricia Song

Finance Manager

[Finance@CoronaCA.gov](mailto:Finance@CoronaCA.gov)

**Table 1**

**Merged Project Area**  
**Analysis of Historical and Projected Appeals Data**  
**Fiscal Years 2013/14 through 2017/18**

	2013/14	2014/15	2015/16	2016/17	2017/18	Totals
<b>A. Historic Data</b>						
Total appeals filed	70	73	76	39	23	281
Appeals resolved to date	68	66	59	7	0	200
Resolved successful appeals	19	17	8	0	0	44
Percent of resolved successful appeals	27.1%	23.3%	10.5%	0.0%	0.0%	15.7%
Total original value of successful appeals	\$113,982,552	\$74,491,400	\$4,289,779	N/A	N/A	\$192,763,731
Reduced valuation	\$61,618,016	\$57,553,785	\$3,458,548	N/A	N/A	\$122,630,349
Deduction in value/resolved successful appeal	\$52,364,536	\$16,937,615	\$831,231	N/A	N/A	\$70,133,382
Percentage reduction in original value	45.9%	22.7%	19.4%	N/A	N/A	36.4%
Appeals pending	2	7	17	32	23	81
<b>B. Projected Appeals Impact</b>						
Assessed value of properties under appeal	\$83,506,421	\$75,974,468	\$265,578,038	\$244,345,006	\$187,218,864	\$856,622,797
Applicant's opinion of value	\$4,149,464	\$22,501,738	\$65,240,103	\$126,030,807	\$120,663,254	\$338,585,366
Assessed value at risk	\$79,356,957	\$53,472,730	\$200,337,935	\$118,314,199	\$66,555,610	\$518,037,431
Percentage reduction of successful appeals	45.9%	22.7%	19.4%	N/A	N/A	36.4%
Projected successful appeals	\$36,457,249	\$12,158,457	\$38,819,506	\$43,046,349	\$24,214,981	\$188,477,972 (1)
Projected revenue loss at 1%	\$364,572	\$121,585	\$388,195	\$430,463	\$242,150	\$1,884,780 (1)
Projected loss in Housing Set-Aside Revenues	\$72,914	\$24,317	\$77,639	\$86,093	\$48,430	\$376,956 (1)

(1) Due to a 0% success rate for resolved appeals in Fiscal Years 2016/17 and 2017/18, the impact of pending appeals in Fiscal Years 2016/17 and 2017/18 has been projected using the overall percentage reduction in original value for Fiscal Years 2013/14 - 2015/16 (36.4%).

Source: County of Riverside Assessor's Office - Assessment Appeals database (as of December 19, 2017), as compiled by Willdan Financial Services.

**Table 2**

**Merged Project Area  
Top 10 Property Owners/Taxpayers - 2017/18**

<b>Property Owner</b>	<b>Secured Value</b>	<b>No. of Parcels</b>	<b>Unsecured Value</b>	<b>No. of Parcels</b>	<b>Total Value</b>	<b>% of Total <sup>(1)</sup></b>	<b>Land Use &amp; Use Code</b>
Rexco Magnolia	\$73,059,983	19			\$73,059,983	2.52%	Commercial (C1)
Artisan at Main Street Metro <sup>(2)</sup>	65,300,810	1			65,300,810	2.25%	Residential (CA)
EBB Creek Apartments	45,019,556	1			45,019,556	1.55%	Residential (CA)
UHS Corona Inc.	43,491,272	16			43,491,272	1.50%	Commercial (CT)
Aseptic Solutions USA Ventures <sup>(2)</sup>			\$33,832,993	1	33,832,993	1.16%	Unsecured (C1)
Bristol Youcare	33,305,000	1			33,305,000	1.15%	Industrial (CT)
Corona Commerce Center	25,878,010	1			25,878,010	0.89%	Commercial (C1)
Dairy Farmers of America Inc.	25,485,247	2			25,485,247	0.88%	Industrial (CT)
Corona North Main Dev. <sup>(2)</sup>	25,393,668	5			25,393,668	0.87%	Commercial (CT)
LGH Alliance Inc. <sup>(3)</sup>	24,474,107	5	0	4	24,474,107	0.84%	Commercial (C1), Unsecured
<b>Total</b>	<b>\$361,407,653</b>	<b>51</b>	<b>\$33,832,993</b>	<b>5</b>	<b>\$395,240,646</b>	<b>13.61%</b>	

(1) Based on total assessed value of the Project Area in fiscal year 2017/18 of \$2,904,182,140, which excludes the Homeowner's Property Tax Relief exemption.

(2) Owner has appeals pending.

(3) The unsecured parcels for this owner have zero assessed value.

Source: County of Riverside Assessor's Office; MuniServices LLC, as compiled by Willdan Financial Services.